

108.0

0002

0047.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

789,300 /

789,300

789,300 /

789,300

789,300 /

789,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
353		WASHINGTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PHADNIS SHREYAS &	
Owner 2: CHITRE RESHMA	
Owner 3:	

Street 1: 353 WASHINGTON STREET	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry: <input type="text"/>
Postal: 02474	Type: <input type="text"/>

PREVIOUS OWNER	
Owner 1: NASSER HAJO-ETAL -	
Owner 2: SILVER KATHRYN -	

Street 1: 353 WASHINGTON STREET	
Twn/City: ARLINGTON	
StProv: MA	Cntry: <input type="text"/>

Postal: 02474	Type: <input type="text"/>
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NARRATIVE DESCRIPTION	
This parcel contains 9,183 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1754 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
9183	Sq. Ft.
Site	
0	Depth / PriceUnits
70.	Unit Type
0.76 5	Land Type

LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	9183	Sq. Ft.	Site	0	70.	0.76 5						486,845						486,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9183.000	302,500		486,800	789,300		69320
Total Card	0.211	302,500		486,800	789,300	Entered Lot Size	GIS Ref
Total Parcel	0.211	302,500		486,800	789,300	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	449.90	/Parcel: 449.9	Land Unit Type:	Insp Date
							08/15/16

**PREVIOUS ASSESSMENT**

Parcel ID 108.0-0002-0047.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	302,500	0	9,183.	486,800	789,300	789,300	Year End Roll	12/18/2019
2019	101	FV	244,800	0	9,183.	493,800	738,600	738,600	Year End Roll	1/3/2019
2018	101	FV	244,800	0	9,183.	368,600	613,400	613,400	Year End Roll	12/20/2017
2017	101	FV	244,800	0	9,183.	333,800	578,600	578,600	Year End Roll	1/3/2017
2016	101	FV	294,100	0	9,183.	319,900	614,000	614,000	Year End	1/4/2016
2015	101	FV	271,900	0	9,183.	271,200	543,100	543,100	Year End Roll	12/11/2014
2014	101	FV	180,100	0	9,183.	257,300	437,400	437,400	Year End Roll	12/16/2013
2013	101	FV	180,100	0	9,183.	244,800	424,900	424,900		12/13/2012

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NASSER HAJO-ET	64007-156		7/31/2014		574,000	No	No		
	20632-448		7/1/1990		179,500	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2011	1260	Re-Roof	7,500					

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/15/2016	Measured	DGM	D Mann
8/15/2016	Left Notice	DGM	D Mann
5/27/2009	Measured	189	PATRIOT
1/22/2000	Inspected	263	PATRIOT
11/29/1999	Mailer Sent		
10/26/1999	Measured	256	PATRIOT
8/23/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**Patriot Properties Inc.****USER DEFINED**

Prior Id # 1: 69320

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																															
Type:	5 - Cape			Full Bath:	2	Rating:	Good									<p><b>RESIDENTIAL GRID</b></p> <p>1st Res Grid   Desc: Line 1   # Units: 1</p> <table border="1"> <tr><td>Level</td><td>FY</td><td>LR</td><td>DR</td><td>D</td><td>K</td><td>FR</td><td>RR</td><td>BR</td><td>FB</td><td>HB</td><td>L</td><td>O</td></tr> <tr><td>Other</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Upper</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Lvl 2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Lvl 1</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Lower</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Totals</td><td>RMs:</td><td>6</td><td>BRs:</td><td>2</td><td>Baths:</td><td>2</td><td>HB</td><td></td><td></td><td></td><td></td><td></td></tr> </table> <p>24</p> <p>25</p> <p>7 ENT (35)</p> <p>5 4</p>	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	Other													Upper													Lvl 2													Lvl 1													Lower													Totals	RMs:	6	BRs:	2	Baths:	2	HB					
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Sty Ht:	1T - 1 & 3/4 Sty			A Bath:	Rating:																																																																																																						
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:																																																																																																					
Foundation:	1 - Concrete			A 3QBth:	Rating:																																																																																																						
Frame:	1 - Wood			1/2 Bath:	Rating:																																																																																																						
Prime Wall:	1 - Wood Shingle			A HBth:	Rating:																																																																																																						
Sec Wall:				OthrFix:	Rating:																																																																																																						
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																																																																																																							
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Good																																																																																																					
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View / Desir:				Frpl:	1	Rating: Good																																																																																																					
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Const Mod:				% Own:																																																																																																							
Lump Sum Adj:				Name:																																																																																																							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																																																																															
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:				No Unit	RMS	BRS	FL																																																																																												
Prim Int Wall:	1 - Drywall			Functional:				Interior:				1	6	2																																																																																													
Sec Int Wall:				Economic:				Additions:																																																																																																			
Partition:	T - Typical			Special:				Kitchen:																																																																																																			
Prim Floors:	3 - Hardwood			Override:				Baths:																																																																																																			
Sec Floors:				Total:	18.6 %			Plumbing:																																																																																																			
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:																																																																																																			
Subfloor:				<b>COMPARABLE SALES</b>				Heating:																																																																																																			
Bsmnt Gar:				Basic \$ / SQ:	105.00			General:																																																																																																			
Electric:	3 - Typical			Size Adj.:	1.35000002			<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>																																																																																															
Insulation:	2 - Typical			Const Adj.:	0.99989998			Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																									
Int vs Ext:	S			Adj \$ / SQ:	141.736			BMT	Basement	816	53,580	43,718	BMT	100	RRM	40	A																																																																																										
Heat Fuel:	1 - Oil			Other Features:	90750			FFL	First Floor	816	141,740	115,656																																																																																															
Heat Type:	3 - Forced H/W			Grade Factor:	1.10			TQS	3/4 Story	612	141,740	86,742																																																																																															
# Heat Sys:	1			NBHD Inf:	1.00000000			ENT	ENTRY	35	26,400	924																																																																																															
% Heated:	100			NBHD Mod:				<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>																																																																																															
Solar HW:	NO			LUC Factor:	1.00			WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																	
% Com Wall:			% Sprinkled:				Adj Total:	371570	Juris. Factor:	1.00	Before Depr:	155.91																																																																																															
						Depreciation:	69112	Special Features:	0	Val/Su Net:	132.73																																																																																																
						Depreciated Total:			302500	Final Total:	302500	Val/Su SzAd:	211.83																																																																																														
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:																																																																																										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 108.0-0002-0047.0																																																																																																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																										
2	Frame Shed	D	Y		18X6	A	AV	1980	0.00	T	31.2	101																																																																																															
More: N				Total Yard Items:				Total Special Features:				Total:																																																																																															